

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

103/63 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$435,000 & \$460,000

Median sale price

Median price \$765,000 Property Type Unit Suburb Port Melbourne

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	212/99 Dow St PORT MELBOURNE 3207	\$450,000	01/11/2024
2	403/63-69 Rouse St PORT MELBOURNE 3207	\$455,000	19/07/2024
3	106/52 Dow St PORT MELBOURNE 3207	\$440,000	17/06/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/11/2024 14:57



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$435,000 - \$460,000

Median Unit Price

September quarter 2024: \$765,000

Comparable Properties



212/99 Dow St PORT MELBOURNE 3207 (REI)

Agent Comments

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Price: \$450,000

Method: Private Sale

Date: 01/11/2024

Property Type: Apartment



403/63-69 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments

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Price: \$455,000

Method: Private Sale

Date: 19/07/2024

Property Type: Apartment



106/52 Dow St PORT MELBOURNE 3207 (VG)

Agent Comments

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Price: \$440,000

Method: Sale

Date: 17/06/2024

Property Type: Subdivided Flat - Single OYO Flat

Account - Little Real Estate | P: 07 3037 0255